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MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, FEBRUARY 21, 2007

The Commission meeting was called to order at 7:04 p.m. with Chair Gormley presiding.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Balde, Kurrasch, Pratt, Schlueter and Chair Gormley.

Absent: Commissioner Trujillo.

Chair Gormley introduced Walter Schlueter as a new Housing Commissioner. He introduced himself and is a commercial mortgage broker who moved to Alameda with his wife five years ago.

2. CONSENT CALENDAR

Commissioner Kurrasch moved to adopt the Consent Calendar. Commissioner Pratt seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*2-A. Minutes of the Housing Commission Regular Meeting held December 20, 2006. Minutes were accepted.

*2-B. Draft Minutes of the Board of Commissioner Regular Meeting held January 2, 2007. This report was for information only.

*2-C. Budget Variance Report. This report was accepted.

*2-D. Quarterly Investment Report. The Housing Commission accepted the report on the Housing Authority's investment portfolio as of December 31, 2006.

*2-E. Annual Review of Investment Policy. The Housing Commission accepted the Report on the Investment Policy.

*2-F. Authorizing Disposal of Records. The Housing Commission authorized the Executive Director to dispose of the public records on the attached list, retained the required time period in accordance with the current Housing Authority policy.

3. AGENDA

3-A. Quarterly Police Activities Report. Executive Director Pucci said he reminded Officer Summit to participate in this meeting but he did not attend. Mr. Pucci explained this report shows we are on the very low end with nine arrests and 25 reports. Mr. Pucci noted the report shows a missing person, two towed vehicles, a warrant arrest, a violation of restraining order, two incorrigible juveniles, identity theft, etc., all of which is nothing unusual.

Commissioner Kurrasch said he was happy that other things were listed and explained. He said very little has to do with Housing Authority residents.

Mr. Pucci explained how the Housing Authority contracts with the Alameda Police Department for two community police officers. He said there will be changes which he will discuss. The officers select this duty for an 18 month assignment. The officers work four, ten-hour days and both officers work the same days, Monday through Thursday from 7:00am – 12:00pm. They get to know the tenants this way. The officers provide their telephone numbers to tenants so they can call and report problems. The officers also check in at the Housing Authority almost daily and meet weekly with staff. They also create the reports which are brought to the Housing Commission.

Community police officer coverage will change to seven days-a-week, which includes Friday, Saturday, Sunday, with the coverage ending at 8:30pm. Normal police coverage will continue after 8:30pm. The officers will have 12 month assignment, instead of the proposed 6 month, to get to know tenants, Housing Authority policy and procedures. Mr. Pucci will be speaking to the Police Chief to understand more about this change. The other positive aspect is that most of the past officers, that have 18 months experience with the Housing Authority, are still on the police force. These officers still provide their input, knowledge, and expertise to the Housing Authority. We continue to have established relationships with these officers.

Chair Gormley explained that Independence Plaza is composed of seniors and the complex has very little crime. Occasionally a report is made at Independence Plaza. She explained if there is an incident on the block, at the bus stop or a car jumps a curb, the incident is reported at Independence Plaza. Crime reports are also filed at Anne B. Diamant Plaza because of the close proximity of a bus stop even though it doesn't affect our tenants or property.

Commissioner Kurrasch explained the college is policed by the Sheriff Department.

Commissioner Torrey asked about the bus stop near Esperanza and Mr. Pucci explained.

This report was provided for information only.

- 3-B. Adopting a Description of the Role and Responsibilities of a Housing Commissioner. Executive Director Pucci explained that this is a brief description of the Roles and Responsibilities of the Housing Commissioner. It was drafted as a recruitment tool for new Housing Commissioners and more information can be added. Mr. Torrey requested that regular attendance be included. Commissioner Kurrasch said that it is codified by the City for Commissions. Chair Gormley asked if it could be included, Mr. Pucci responded affirmatively.

Commissioner Kurrasch is happy to see this because it limits what the Housing Commission does versus what the Board of Commissioners does. This is something a lot of people don't understand that the City Council, sitting as the Board of Commissioners, has most of the power. They make many of the final decisions.

Commissioner Pratt was pleased to see it on one page and it looks good to her.

Commissioner Kurrasch moved that the Housing Commission adopt the Role and Responsibilities of a Housing Commissioner for the Housing Authority of the City of Alameda. Commissioner Pratt seconded. Motion carried unanimously.

- 3-C. Awarding Contract for Dry Rot Repairs at Esperanza. Executive Director Pucci said earlier in the year the Housing Commission recommended approval to the Board of Commissioners, and the Board awarded, a contract for painting and dry rot repairs at Esperanza to G & S Painting. Staff subsequently went out to bid to determine if there was more dry rot and Omega Termite Pest Control was awarded the contract. Omega provided an estimate of over \$83K for dry rot repairs. Some of the dry rot can be repaired by G & S Painting because their original contract included dry rot repair. However, staff did not expect dry rot repairs to be so extensive at over \$83K. Omega is the lowest in their labor costs and would complete the repairs for about \$67K. The \$83K of repairs would be split, \$67K to Omega and \$16K for G & S Painting.

Commissioner Kurrasch asked if we had someone to oversee the work of two contractors. Mr. Pucci said a meeting will be scheduled with Omega and G & S Painting to coordinate their schedules. If Omega opens up a building they will have to close it and G & S would come back and paint. Omega is responsible for closing up the building.

Commissioner Pratt asked where Omega is located. Mr. Pucci thought in Oakland.

Commissioner Schlueter asked how old the current construction is. Mr. Pucci responded 1971. Staff also consulted with an architect on specific spots to investigate that were most at risk. Commissioner Schlueter asked if the design were different would the repairs be needed. Mr. Pucci said it is hard to say. A lot of buildings don't have overhangs, which afford more protection, but they would be prohibitive to install.

Ms. King asked if this painting is to be discussed at the Town Hall meeting. Mr. Pucci said yes, dry rot will be done first then the painting at no additional cost.

Chair Gormley asked when work would start. Mr. Pucci described the rose color was chosen and work would begin soon.

Commissioner Kurrasch moved that the Housing Commission approve awarding a contract in an amount not to exceed \$67,345 to Omega Termite & Pest Control for dry rot repairs at Esperanza and authorize the Executive Director to execute the contract. Commissioner Pratt seconded. Motion carried unanimously.

4. ORAL COMMUNICATIONS

Mr. Ted A. Acebo, living at Independence Plaza, spoke about affordable housing. He resided with his sister for three years as her care-giver until she passed away in December 2006. He has been on the waiting list for five years. He wants to live at Independence Plaza, but was shown a unit at ABD which he refused. Mr. Pucci said in general, if he moved out of Independence Plaza he can refuse units twice, but upon the third refusal he is removed from the waiting list. If he is a live-in aide, he is not a part of the lease and would have to move. He will investigate with the Housing Manager, Norman Ng, on his particular circumstance.

Mr. Jude Bullock, Eagle Village resident, asked about Rule #14 regarding locks on doors. Mr. Pucci said if he wants a special lock he must request it. Mr. Bullock needs a special lock and asked the Executive Director to address his request. Mr. Bullock asked how he could obtain test results on all complexes in the area regarding asbestos. Mr. Pucci responded he will try to get the results. Mr. Bullock also asked about dry rot and paint, which comes first. Mr. Pucci said the discussion was about Esperanza which is different than what is happening with the siding at Eagle Village. Staff is meeting with the painting and siding contractor on the siding job at Eagle Village. Because of the rain the project has been delayed. Mr. Bullock asked how the number of project managers we have. Mr. Pucci said one, Keivan Abidi.

5. COMMISSIONER COMMUNICATIONS

Commissioner Balde discussed her first conference in Monterey. She stated it was a very good experience and discussed what she learned.

Commissioner Kurrasch was happy to see Commissioner King attend this meeting. He felt the Town Hall meetings went well.

Commissioner Pratt noted that California is slated for large cuts from the federal government. Michael Torrey said Jonathan Zimmerman said allocations will be smaller because of the growth of Housing Authorities in the United States. He recommended Commissioners contact Mr. Zimmerman.

Commissioner Schlueter asked for direction on his new position as Housing Commissioner.

Chair Gormley said the painters at Independence Plaza are doing a superb job. She is very pleased.

Chair Gormley presented past Chair King with a plaque of appreciation.

6. ADJOURNMENT

There being no further discussion, Chair Gormley adjourned the meeting at 7:49 p.m.

Nancy W. Gormley, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary